

APPENDIX B- 1  
Proposed Amendments to Regina Zoning Bylaw No. 9250 – March 2015

Amendment	Page	Proposed Amendment (C)	Existing Regulation (D)	Proposed Regulation (E)	Rationale (F)					
1.	2.11	<p><b>Chapter 2: Interpretation Part 2C: Definitions</b></p> <p><i>Be amended by amending “Business Vehicle (Residential Business)” as specified in Column E.</i></p>	<p>“<b>Business Vehicle (Residential Business)</b>” – any vehicle utilized to service a residential business which vehicle is in conformance with Chapter 6 of this Bylaw, and the Gross Vehicle Weight Rating (GVWR) which does not exceed 4,500 kilograms.</p>	<p>“<b>Business Vehicle (Residential Business and Live/Work Unit)</b>” – any vehicle utilized to service either a residential business or a live/work unit which vehicle is in conformance with Chapter 6 of this Bylaw, and the Gross Vehicle Weight Rating (GVWR) which does not exceed 4,500 kilograms.</p>	<p>To include Live/Work Unit in the definition for Business Vehicle.</p>					
2.	2.26	<p><b>Chapter 2: Interpretation Part 2C: Definitions</b></p> <p><i>Be amended by adding a new definition: “Live Work Unit”, as specified in Column E.</i></p>		<p>“<b>Live/Work Unit</b>”- a self-contained unit within a residential building that allows for employment (business) uses.</p>	<p>To define Live/Work Unit as a separate land use classification within the Zoning Bylaw.</p>					
3.	5.7	<p><b>Chapter 5: Use and Development Regulations Part: 5B: Use Regulations</b></p> <p><i>Be amended by adding Live/Work Unit to Table 5.1: Table of Land Uses – Residential Zones</i></p>		<p><b>TABLE 5.1: TABLE OF LAND USES – RESIDENTIAL ZONES</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">LAND USE TYPE</th> <th>ZONE</th> </tr> <tr> <th>R5</th> </tr> </thead> <tbody> <tr> <td>Live/Work Unit<sup>19</sup></td> <td style="text-align: center;">D</td> </tr> </tbody> </table> <p><b>Footnote 19 reads as follows:</b> “Only in locations designated, through secondary or concept plans, as “live/work” areas” (Page 5.8)</p>	LAND USE TYPE	ZONE	R5	Live/Work Unit <sup>19</sup>	D	<p>Live/Work Unit is added to Use Regulation Table 5.1 to indicate that a Live/Work Unit is a discretionary use in the R5-Medium Density Residential Zone.</p>
				LAND USE TYPE		ZONE				
R5										
Live/Work Unit <sup>19</sup>	D									
<p><b>6.D.7 LIVE/WORK UNIT 7.1 Intent</b></p> <p>(1) This residential land use facilitates a connection between residential and commercial areas while still protecting the integrity of the residential area from adverse impacts of commercial activities.</p>										
4.	6.57	<p><b>Chapter 6</b></p> <p><i>Be amended by adding Part 6D.7 Live/Work Unit as new regulation.</i></p>		<p><b>6.D.7 LIVE/WORK UNIT 7.1 Intent</b></p> <p>(1) This residential land use facilitates a connection between residential and commercial areas while still protecting the integrity of the residential area from adverse impacts of commercial activities.</p>	<p>To include regulations for Live/Work Unit in Chapter 6 to ensure land use classification is regulated.</p>					

APPENDIX B- 1  
Proposed Amendments to *Regina Zoning Bylaw No. 9250* – March 2015

				<p>(2) The Live/Work Unit is provided as an alternative to a Residential Business for those area identified as live/work in City of Regina policy.</p> <p>(3) All Live/Work Units are subject to all City of Regina policy and regulations including, but not limited to, the Licensing Bylaw, 2007 and the Building Bylaw 2003-7.</p> <p><b>7.2 Location</b> A Live/Work Unit will only be considered in locations designated, through secondary or concept plans, as “live/work” areas.</p> <p><b>7.3 Building Requirements</b></p> <p>(1) The Dwelling Unit and the Live/Work Unit on a property shall not be legally separated through a subdivision or condominium conversion;</p> <p>(2) The Live/Work Unit shall not occupy more than 40 percent of the gross floor area of a building on any one site, including the area of the basement;</p> <p>(3) Any building containing a Live/Work Unit must adhere to the requirements of the 2010 National Building Code for Mixed Use Buildings, or equivalent;</p>	
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APPENDIX B- 1  
Proposed Amendments to *Regina Zoning Bylaw No. 9250* – March 2015

				<p>(4) No mechanical or electrical equipment that could change the fire rating of the building or cause fluctuations in line voltage shall be used; and</p> <p>(5) No solid or liquid wastes shall be created that are incompatible or unacceptable for discharge into the municipal waste and wastewater service or are considered a risk to the neighbourhood.</p> <p><b>7.4 Employees</b> The Live/Work Unit may employ up to 3 employees, including any resident of the Dwelling Unit on the site.</p> <p><b>7.5 Merchandise Storage and Display</b></p> <p>(1) Merchandise created, assembled or designed on-site may be stored, displayed and sold from the Live/Work Unit;</p> <p>(2) Merchandise incidental to the use may be displayed and sold on the premise but at no time shall the Live/Work Unit constitute a retail store as defined by this Bylaw; and</p> <p>(3) There shall be no exterior storage on site related to the Live/Work Unit.</p> <p><b>7.6 Parking</b></p> <p>(1) Onsite Parking shall be in accordance with Section 14.B.4, with the following exceptions:</p> <p>(a) One on-site parking space is required for the Dwelling Unit and one on-site parking space is required for the Live/Work Unit;</p> <p>(b) There shall be no parking in the front yard; and</p> <p>(c) Required on-site parking spaces may be provided as tandem parking.</p>	
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APPENDIX B- 1  
Proposed Amendments to *Regina Zoning Bylaw No. 9250* – March 2015

				<p><b>7.7 Sign</b></p> <p>(1) Notwithstanding Chapter 16 Section 16C.3.1 and Table 16.1 one projecting sign may be displayed at street level which shall be no larger than 0.4m<sup>2</sup> in size for a Live/Work Unit; and</p> <p>(2) One wall sign may be displayed on the entrance to the Live/ Work Unit and shall be no larger than 0.6m<sup>2</sup> in size.</p> <p><b>7.8 Procedural Requirements</b></p> <p>(1) A development permit must be issued pursuant to Chapter 18 of this Bylaw prior to the residential use/commercial use being combined; and</p> <p>(2) An application for a Live/Work Unit shall be made to the Development Officer on a form required by him pursuant to the requirements specified in Chapter 18 of this Bylaw.</p> <p><b>7.9 Permitted Business Uses with a Live/Work Unit:</b></p> <p>(1) Subject to the regulations of this Bylaw, permitted uses within the Live/Work Unit include:</p> <p>(a) Personal services including barbershops, estheticians, hair stylists, physiotherapy, alternative health care, electrolysis, and massage therapy;</p>	
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APPENDIX B- 1  
Proposed Amendments to *Regina Zoning Bylaw No. 9250* – March 2015

				<ul style="list-style-type: none"> <li>(b) Professional offices including architects, draftspersons, lawyers, accountants, engineers, editors, journalists, psychologists, graphic designers, web designers, and consultants;</li> <li>(c) Day Care Homes and Nursery Schools;</li> <li>(d) Typing services;</li> <li>(e) Pet grooming services;</li> <li>(f) Catering;</li> <li>(g) Instructional services, including music, dance, art and craft classes, and tutoring;</li> <li>(h) Repair services for small personal items including small appliances, electronic devices and personal items;</li> <li>(i) Tailors, seamstresses, dressmakers, milliners and craft persons, including weaving, jewelry making, and wood working;</li> <li>(j) Studios for artists, sculptors, musicians, photographers and authors;</li> <li>(k) Administrative offices for businesses conducted off-site, including construction contractors, mobile service businesses, salespersons and manufacturer’s representatives;</li> <li>(l) Any unlisted use which is similar to a use listed above which meets the intent of the regulations of this Bylaw, at the discretion of the Development Officer.</li> <li>(m) Where more than one use is proposed on a property, all uses together shall not exceed the requirement in 7.3(2).</li> </ul>	
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APPENDIX B- 1  
Proposed Amendments to *Regina Zoning Bylaw No. 9250* – March 2015

				<p><b>7.10 Other Uses Permitted within a Live/Work Unit:</b></p> <p>(1) Subject to the regulations of this Bylaw, other uses within the Live/Work Unit include:</p> <p>(a) A dwelling unit used for monetary gain in the following building forms:</p> <ul style="list-style-type: none"><li>• Townhouse Building</li><li>• Semi-detached Building</li></ul>	
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